
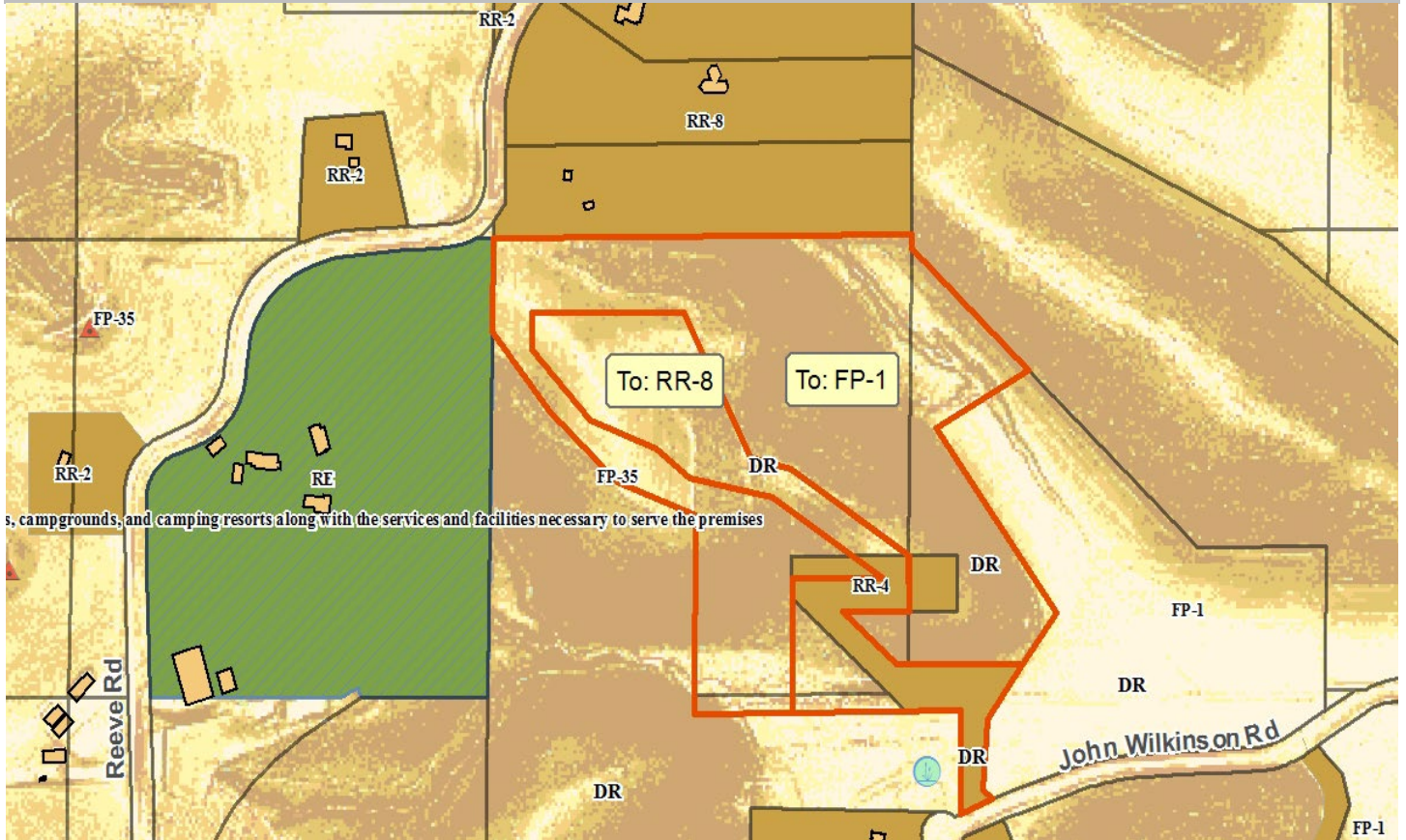


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> December 28, 2021	Petition 11780	
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RR-8 Rural Residential District, RR-4 Rural Residential District TO RR-8 Rural Residential District, RR-4 Rural Residential District TO FP-1 Farmland Preservation District, FP-35 Farmland Preservation District TO FP		
	<i>Size:</i> 6.8,3.6,0.7,28.0 Acres	<i>Survey Required:</i> Yes	<i>Town/Section:</i> BLACK EARTH, Section 29
	<i>Reason for the request:</i> Expanding existing residential lot		<i>Applicant:</i> MARY & GARRET HANDEL <i>Address:</i> NORTH OF 5133 JOHN WILKINSON ROAD



DESCRIPTION: The applicant wishes to modify the existing residential parcel by modifying a RR-4 lot into a 10 acre RR-8 parcel.

OBSERVATIONS: The proposed driveway will be over 2,000 ft. long with a building site on the highest point. There is a deed restriction on the FP-35 parcels related to density rights being exhausted, this proposal does not create a new building site it only modifies a vacant residential parcel.

On this site the best agricultural soils line up with the areas where the slopes are low enough to build, choices are limited.

Other County Departments: Would likely require storm water and erosion control permits.

TOWN PLAN: Several policies in the Town plan discourage development in certain areas but do not prohibit it, siting tradeoffs between natural resources, agricultural preservation and the right to develop. For example:

- The natural appearance of ridges and scenic view sheds shall be maintained to the extent possible.
- Discourage new housing development in areas of agricultural land, steep and erosive slopes, and ridge-tops.

- Driveways must have no more than 10% slope on them and meet the Town's driveway ordinance.

RESOURCE PROTECTION: There are resource protection areas relating to slopes on site, the proposed home site avoids those areas. There appears to be no resource protection areas related streams or wetlands onsite.

STAFF: The proposal appears generally consistent with the Town of Black Earth/ Dane County Comprehensive Plan. Staff is recommending postponement because of no Town Action and registered petition opposition.

Any questions about this petition or staff report please contact Curt Kodl at (608) 266-4183 or kodl@countyofdane.com

12/28 ZLR meeting: The Committee postponed action due to public opposition and no town action.

TOWN: The Town Board recommended approval of the petition with no conditions.

STAFF UPDATE: The proposal appears to be consistent with the policies of the Town Comprehensive Plan. Staff recommends approval subject to the recording of a certified survey map.